



JOIN THESE RETAILERS



RETAIL FOR LEASE IN THE HEART OF GLOVER PARK

- 13,640 SF Street Level + 2,800 SF Lower Level
- Space previously occupied by Rite Aid and was newly built out in 2017.
- **15 exclusive parking spaces available**
- Over 100 feet of frontage on Wisconsin Ave.
- Amazing signage and branding opportunity
- Underserved submarket with great demographics

MATT SKALET

m skalet@klnb.com | 202-420-7775

STEVE COMBS

scombs@klnb.com | 202-420-7776

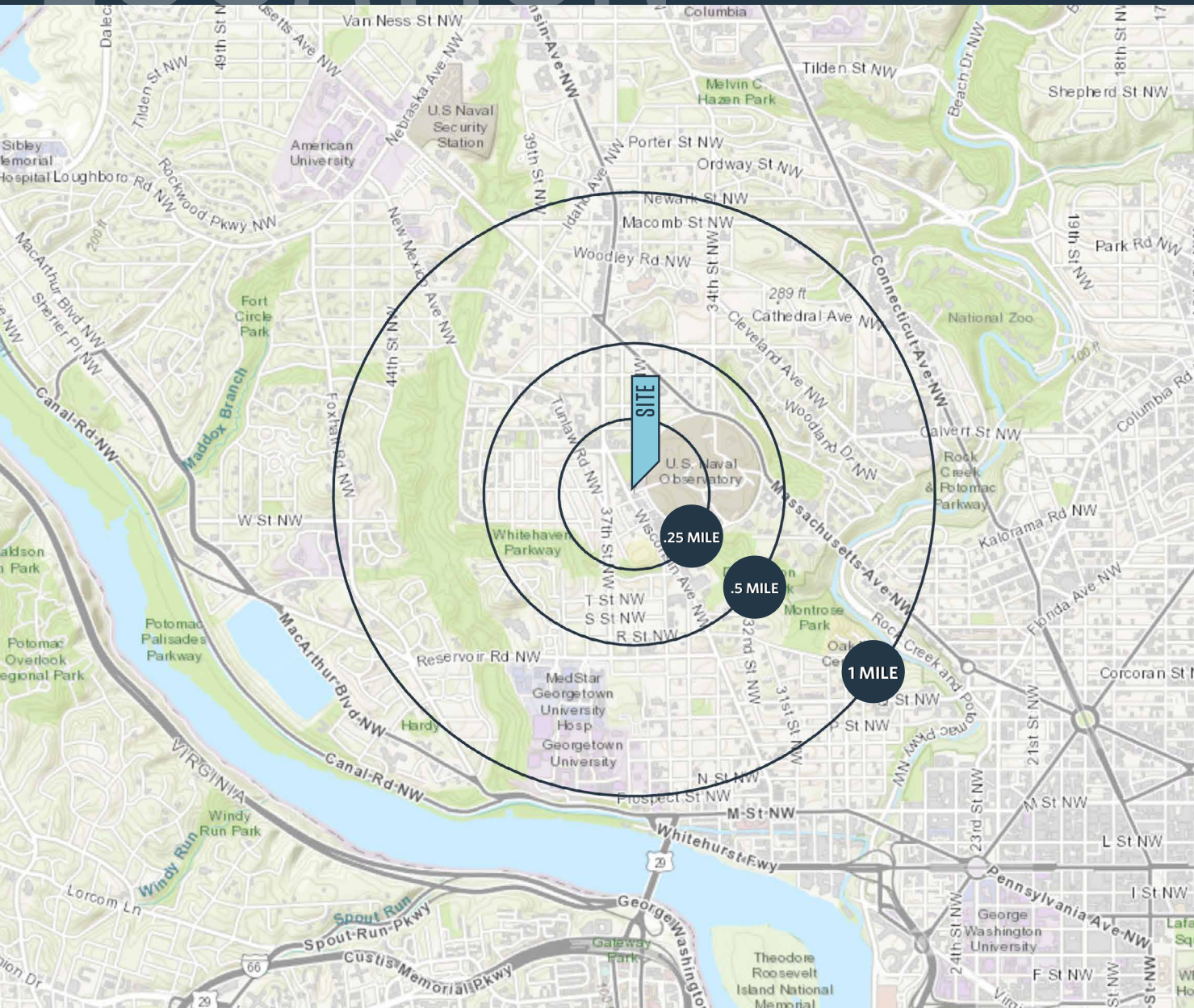
LINDSEY DAVIDSON

ldavidson@klnb.com | 202-420-7769

LOCATION

2251 WISCONSIN AVENUE NW

WASHINGTON, DC 20007



AVAILABLE SPACE

- 13,640 Sf Street Level
- 2,800 SF Lower level
- 15 dedicated parking spaces

DEMOGRAPHICS | 2020:

.25-MILE	.5-MILE	1-MILE	1.5-MILE
Population			
1,848	9,580	35,049	75,928
Daytime Population			
2,835	4,587	19,298	57,403
Households			
15,206	4,771	15,421	38,139
Average HH Income			
\$248,358	\$179,696	\$191,504	\$193,651

TRAFFIC COUNTS | 2020:

Wisconsin Ave NW	17,400 ADT
------------------	------------

MATT SKALET

mkalet@klnb.com | 202-420-7775

STEVE COMBS

scombs@klnb.com | 202-420-7776

LINDSEY DAVIDSON

ldavidson@klnb.com | 202-420-7769

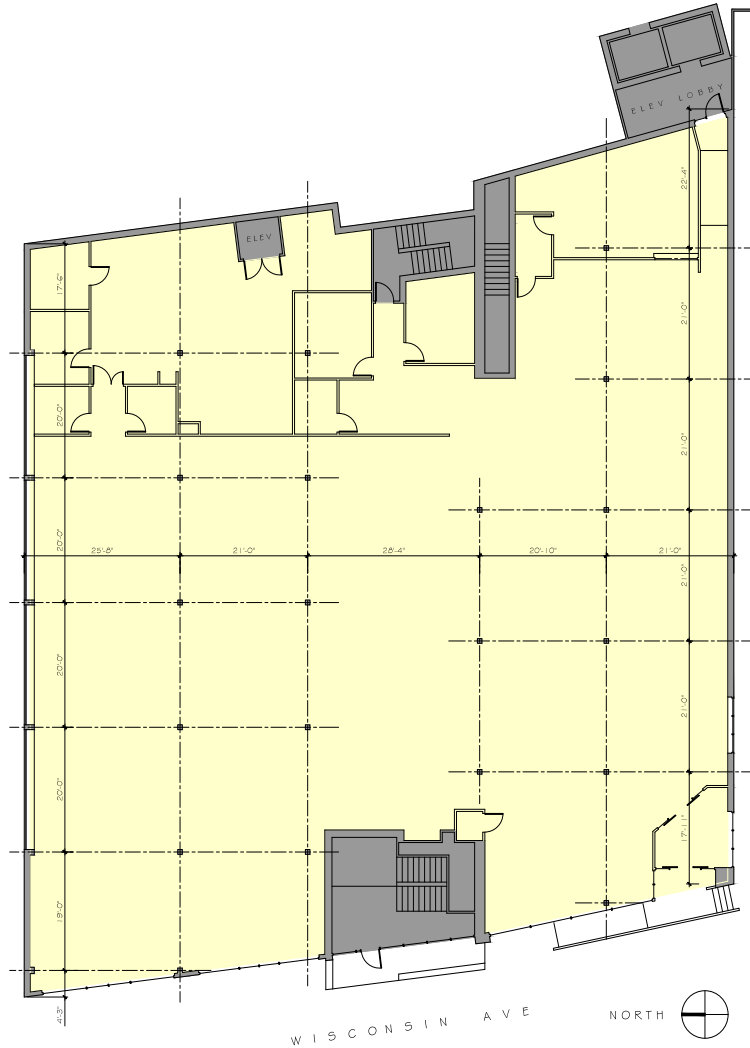


SITE PLAN

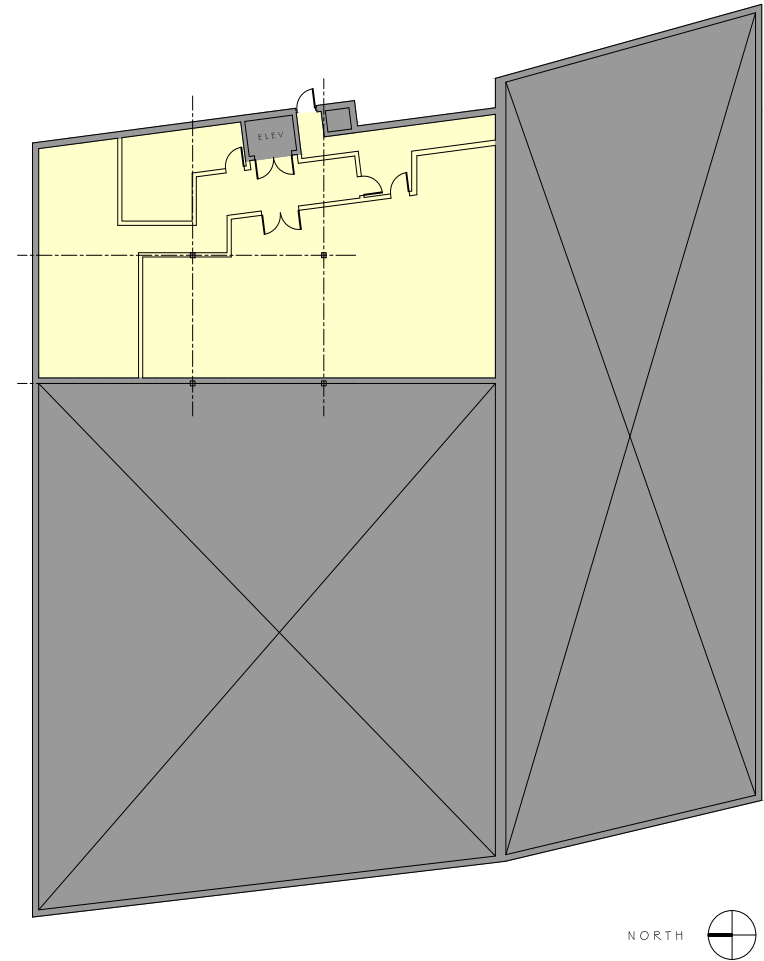
2251 WISCONSIN AVENUE NW

WASHINGTON, DC 20007

STREET LEVEL



LOWER LEVEL



MATT SKALET

mkalet@klnb.com | 202-420-7775

STEVE COMBS

scombs@klnb.com | 202-420-7776

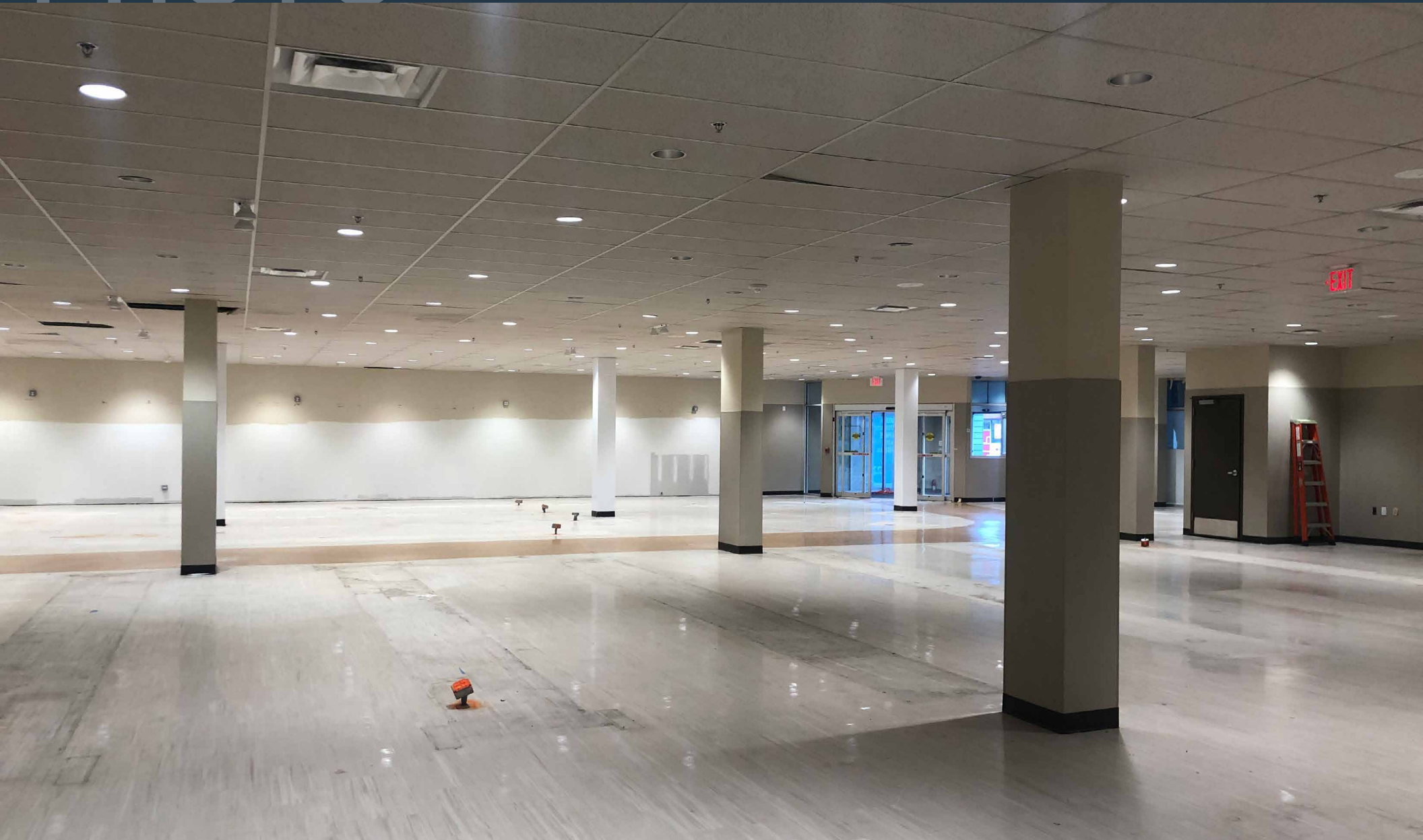
LINDSEY DAVIDSON

ldavidson@klnb.com | 202-420-7769

klnb

PHOTO

2251 WISCONSIN AVENUE NW
WASHINGTON, DC 20007



MATT SKALET

[mskalet@klnb.com](mailto:maskalet@klnb.com) | 202-420-7775

STEVE COMBS

scombs@klnb.com | 202-420-7776

LINDSEY DAVIDSON

ldavidson@klnb.com | 202-420-7769

klnb

WASHINGTON, DC 20007



mskalet@klnb.com | 202-420-7775

STEVE COMBS

scombs@klnb.com | 202-420-7776

LINDSEY DAVIDSON

ldavidson@klnb.com | 202-420-7769





2251 WISCONSIN AVENUE NW

WASHINGTON, DC 20007

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

m skalet@klnb.com
202-420-7775

STEVE COMBS

scombs@klnb.com
202-420-7776

LINDSEY DAVIDSON

ldavidson@klnb.com
202-420-7769

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

klnb.com



CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.